

Introduction

This report provides a profile of Ohio Low Income Housing Tax Credit (LIHTC) developments placed in service from 1995 to 2003. Information contained in this report is based on data submitted to Abt Associates Inc., under contract to HUD, by the Ohio Housing Finance Agency between 1999 and 2005. All tallies, averages, distributions and percentages reported below are based on the projects for which the relevant data were submitted. In this report, the first section discusses the physical and development characteristics of LIHTC properties by the year these properties were placed in service. The second section presents the location characteristics of LIHTC units. For comparison, this section also shows the location characteristics of all renter-occupied housing by the respective region and the United States.

Physical and Development Characteristics of LIHTC Properties in Ohio, 1995-2003

This section presents information on the physical and development characteristics of Ohio LIHTC projects placed in service from 1995 to 2003. This information is arranged by the year placed in service.

Physical Characteristics of LIHTC Properties

Exhibit 1 presents the physical characteristics of LIHTC properties placed in service from 1995 to 2003 in Ohio. As shown, the state placed in service 506 projects totaling 40,364 units during the nine-year period, averaging around 56 projects and 4,485 units per year. The largest share of projects (45 percent) has 21-50 units, and nearly half (48 percent) have 51 or more units. The average number of bedrooms per unit is 2.3, and the average qualifying ratio (the proportion of LIHTC units to the total number of units) is 95 percent.

Exhibit 1: Physical Characteristics of LIHTC Properties in Ohio, 1995-2003

Characteristics	Year Placed in Service									1995-2003
	1995	1996	1997	1998	1999	2000	2001	2002	2003	
Number of Projects	74	59	73	51	56	41	47	45	60	506
Number of Units	4,795	4,603	6,557	4,970	5,515	3,094	3,175	3,865	3,790	40,364
Average Project Size (in Units)	65	78	90	97	98	75	68	86	63	80
Distribution of Projects:										
0-10 Units	5%	7%	3%	0%	0%	0%	2%	7%	2%	3%
11-20 Units	4%	8%	3%	6%	2%	7%	0%	7%	2%	4%
21-50 Units	41%	34%	42%	41%	52%	39%	47%	44%	68%	45%
51-99 Units	32%	22%	27%	27%	25%	39%	38%	18%	13%	27%
100+ Units	18%	29%	25%	25%	21%	15%	13%	24%	15%	21%
Average Qualifying Ratio	100%	99%	96%	99%	95%	89%	93%	87%	89%	95%
Average Number of Bedrooms	2.2	2.1	2.2	2.3	2.4	2.1	2.5	2.5	2.4	2.3

Notes: The distribution of projects by number of units may not sum to 100 percent because of rounding.

Development Characteristics of LIHTC Units

Exhibit 2 presents the development characteristics of LIHTC units placed in service in Ohio from 1995 to 2003. Overall, the majority of LIHTC units (53 percent) were new construction, 41 percent were rehab units, and the remaining 6 percent were of both construction types. During the study period, 42 percent of units received the 70 percent present value credit, 37 percent received the 30 percent credit, and 21 percent had both credit types. In addition, 53 percent of the LIHTC units had a nonprofit sponsor and 33 percent received tax-exempt bond financing. Finally, 3 percent of units had Section 515 loans.

Exhibit 2: Development Characteristics of LIHTC Units in Ohio, 1995-2003

Characteristics	Year Placed in Service									
	1995	1996	1997	1998	1999	2000	2001	2002	2003	1995-2003
Construction Type:										
New	70%	55%	49%	47%	51%	58%	52%	61%	35%	53%
Rehab	30%	41%	41%	43%	43%	37%	39%	33%	63%	41%
Both	0%	3%	10%	10%	6%	5%	8%	6%	2%	6%
Credit Type:										
30 Percent	16%	14%	56%	43%	38%	22%	29%	58%	46%	37%
70 Percent	50%	39%	32%	38%	54%	62%	46%	38%	39%	42%
Both	34%	47%	12%	19%	8%	16%	25%	4%	15%	21%
Non-Profit Sponsorship	33%	53%	53%	71%	49%	74%	58%	45%	52%	53%
RHS Section 515	9%	3%	7%	1%	1%	1%	0%	3%	2%	3%
Tax-Exempt Bond Financing	7%	10%	50%	42%	38%	25%	29%	54%	45%	33%

Notes: Construction type totals and credit type totals may not sum to 100 percent because of rounding.

Location Characteristics of LIHTC Units in Ohio, 1995-2003

This section presents the location characteristics of Ohio LIHTC units placed in service from 1995 to 2003. The section provides information on the distribution of LIHTC units across metropolitan and non-metropolitan areas, and within designated census tracts for Ohio, the Midwest and the United States. The section also provides information on the characteristics of neighborhoods that contain LIHTC units. Only geocoded projects are included in this analysis.

Metropolitan Distribution of LIHTC Units

Exhibit 3 compares the distribution of LIHTC units placed in service from 1995 to 2003 with that of all rental units among central city, suburban and non-metro areas for Ohio, the Midwest, and the United States. The majority of Ohio's LIHTC units (56 percent) placed in service during this period are located in central city areas, compared with 47 percent of all rental units in the state. Thirty-one percent of Ohio's LIHTC units are located in suburbs compared with 38 percent of all rental units. Thirteen percent

are located in non-metro areas, similar to the proportion of all rental units located in such areas (15 percent). For context, Exhibit 3 presents this information for the Midwest and the United States as well.

Exhibit 3: Distribution of LIHTC and All Rental Units, 1995-2003

	Central city	Suburb	Non-Metro		DDA	QCT
Ohio						
LIHTC units	56%	31%	13%		0%	41%
All Rental units	47%	38%	15%		0%	19%
Midwest						
LIHTC units	47%	34%	19%		0%	27%
All Rental units	45%	33%	22%		0%	17%
United States						
LIHTC units	49%	38%	13%		19%	26%
All Rental units	47%	38%	15%		23%	15%

Notes: The 1999 definition of DDAs is used here for all rental units; for LIHTC units, DDA definitions are based on year placed in service. The QCT designation is based on 1990 Census tract definitions. All Rental units reflect the number of rental units in 2000. Geographic totals of units across central city, suburban and non-metro areas may not sum to 100 percent because of rounding.

Exhibit 3 also shows the percentage of LIHTC units placed in service from 1995 to 2003, and that of all rental units, in difficult development areas (DDAs) and qualified census tracts (QCTs) for Ohio, the Midwest and the United States. As shown, none of Ohio's LIHTC units or rental units statewide are located in DDAs. Finally, 41 percent of LIHTC units are located in QCTs, which is significantly higher than the proportion of all rental units in the state (19 percent). For context, Exhibit 3 presents this information for the Midwest and the United States as well.

Neighborhood Characteristics of LIHTC Units

Exhibit 4 compares the distribution of LIHTC units placed in service from 1995 to 2003 with that of all rental units among census tracts with various characteristics for Ohio, the Midwest and the United States. This exhibit shows the percentage of units that are located in census tracts in which:

- Over 30 percent of people have incomes below the federal poverty rate,
- Over 50 percent of people are racial or ethnic minorities (i.e., non-white or Hispanic),
- Over 20 percent of households are female-headed households with children, or
- Over 50 percent of occupied housing units are occupied by renters (rather than owners).

As shown, the proportions of Ohio tax credit units in tracts with any of these characteristics are greater than the proportions of all rental units in the state. For example, the percentage of Ohio LIHTC units located in concentrated poverty areas is higher (31 percent) than for all rental units in the state (31 percent). Likewise, almost a third of state LIHTC units (30 percent) are located in census tracts with high concentrations of female-headed households, compared with just 11 percent of all rental units statewide.

Finally, 38 percent of Ohio LIHTC units are located in majority minority census tracts compared with just 17 percent for all Ohio rental units.

Once again, the same information is provided for the region and the nation as a whole to provide context.

Exhibit 4: Census Tract Characteristics of LIHTC and All Rental Units, 1995-2003

	Over 30% Persons Below Poverty Rate	Over 50% Minority Population	Over 20% Female-Headed Households	Over 50% Renter- Occupied
Ohio				
LIHTC units	31%	38%	30%	48%
All Rental units	13%	17%	11%	34%
Midwest				
LIHTC units	19%	28%	18%	37%
All Rental units	11%	19%	10%	33%
United States				
LIHTC units	20%	42%	17%	45%
All Rental units	12%	32%	9%	44%

Note: Based on 2000 Census data and tract definitions.